

065.0

0002

0009.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

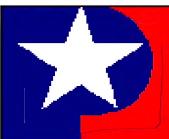
868,300 / 868,300

USE VALUE:

868,300 / 868,300

ASSESSED:

868,300 / 868,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACMILLAN DAVID P & LINDA S
Owner 2:	
Owner 3:	

Street 1: 4 RIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MAC MILLAN LINDA -

Owner 2: -

Street 1: 4 RIDGE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .331 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1710 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14400		Sq. Ft.	Site		0	70.	0.56	12			Med. Tr	-5					566,583						566,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							14400.000		298,400		3,300		566,600		868,300						41500	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					01/10/09	

!5587!

USER DEFINED

Prior Id # 1:	41500
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	02:26:11
LAST REV Date	Time
05/11/17	08:33:46
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	298,400	3300	14,400.	566,600	868,300		Year end	12/23/2021
2021	101	FV	288,200	3300	14,400.	566,600	858,100		Year End Roll	12/10/2020
2020	101	FV	288,200	3300	14,400.	566,600	858,100	858,100	Year End Roll	12/18/2019
2019	101	FV	233,200	3300	14,400.	526,100	762,600	762,600	Year End Roll	1/3/2019
2018	101	FV	233,200	3300	14,400.	526,100	762,600	762,600	Year End Roll	12/20/2017
2017	101	FV	233,200	3300	14,400.	461,400	697,900	697,900	Year End Roll	1/3/2017
2016	101	FV	233,200	3300	14,400.	420,900	657,400	657,400	Year End	1/4/2016
2015	101	FV	218,900	3300	14,400.	372,300	594,500	594,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC MILLAN LIND	59722-225		8/9/2012	Convenience		1	No	No	
ESKOLME DONALD	41108-491		10/3/2003		485,000	No	No		
SWEENEY JOHN/ET	25690-20		9/28/1995		218,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2017	336	New Wind	2,907	C				Repair damaged roo
8/24/2015	1157	Re-Roof	15,000		8/20/2015			25 FT ABOVE GN/POO
6/10/1996	238							ADD 14 FT DORMER
10/3/1995	572		7,800					

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
1/10/2009	Meas/Inspect	372	PATRIOT
2/15/2004	MLS	HC	Helen Chinal
4/18/2000	Inspected	270	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH											
Type:	5 - Cape		Full Bath:	1	Rating:	Average			OF=SINK IN BMT.														
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:		Rating:																		
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Average																
Foundation:	1 - Concrete		A 3QBth:		Rating:																		
Frame:	1 - Wood		1/2 Bath:		Rating:																		
Prime Wall:	4 - Vinyl		A HBth:		Rating:																		
Sec Wall:	3 - Aluminum	50 %	OthrFix:	1	Rating:	Fair																	
Roof Struct:	1 - Gable		OTHER FEATURES																				
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Average			1st Res Grid Desc: Line 1 # Units 1														
Color:	WHITE		A Kits:		Rating:				Level FY LR DR D K FR RR BR FB HB L O														
View / Desir:			Fpl:	1	Rating:	Average			Other														
GENERAL INFORMATION						WSFlue:		Rating:	Upper														
Grade:	C - Average		CONDOS INFORMATION						Lvl 2														
Year Blt:	1947	Eff Yr Blt:							Lvl 1														
Alt LUC:									Lower														
Jurisdict:									Totals	RMs:	6	BRs:	3	Baths:	1	HB							
Const Mod:									REMODELING						RES BREAKDOWN								
Lump Sum Adj:									Exterior:	No Unit	RMS	BRS	FL										
INTERIOR INFORMATION						Functional:	1	6	3	M													
Avg Ht/FL:	STD		Economic:		%																		
Prim Int Wal:	2 - Plaster		Special:		%																		
Sec Int Wall:			Override:		%																		
Partition:	T - Typical		Total:		18.6 %																		
Prim Floors:	4 - Carpet		CALC SUMMARY						Interior:														
Sec Floors:	3 - Hardwood								Additions:														
Bsmnt Flr:	12 - Concrete								Kitchen:														
Subfloor:									Baths:														
Bsmnt Gar:									Plumbing:														
Electric:	3 - Typical								Electric:														
Insulation:	2 - Typical								Heating:														
Int vs Ext:	S								General:														
Heat Fuel:	2 - Gas								COMPARABLE SALES														
Heat Type:	3 - Forced H/W								Rate	Parcel ID	Typ	Date	Sale Price										
# Heat Sys:	1																						
% Heated:	100	% AC:							WtAv\$/SQ:	AvRate:	Ind.Val												
Solar HW:	NO	Central Vac:	NO							Juris. Factor:	Before Depr:			138.00									
% Com Wal	% Sprinkled								Depreciation:	0	Val/Su Net:			100.34									
						Deprecated Total:	298433	Final Total:			298400	Val/Su SzAd:			174.50								
MOBILE HOME						Make:			Model:			Serial #			Year:	Color:							
SPEC FEATURES/YARD ITEMS						PARCEL ID 065.0-0002-0009.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1	10X20	A	AV	1947	27.50	T	40	101			3,300		3,300						
More: N	Total Yard Items:	3,300		Total Special Features:					Total:			3,300											
																		IMAGE					
																		AssessPro Patriot Properties, Inc					
																							